



HAYLE TOWN COUNCIL

Planning Applications (App A)

17 March 2016

App. N°	Date received	Applicant	Application details and Location	Date for comments	CC Officer and Comments	HTC Decision and Date sent to CC	To go to CC Cmtc	CC Decision and date Rec'd	Report CC Decision to HTC
PA16/01307	15/2/16	Mr I Hamilton	Removal of a Sycamore 30 Foundry Hill, Hayle TR27 4HW	N/A – for information only	Sara De Barros	N/A – for information only		Decided not to make a TPO (TCA apps) 17/3/16	
PA16/01109	16/2/16 online	Marks and Spencer PLC	Proposal is for the installation of new, replacement Marks and Spencer branding and signage to an existing trading retail store. The proposal includes the installation of illuminated signage to external signage structure, and illuminated signage to existing retail park totems. Marks And Spencer, Unit B West Cornwall Shopping Park, Marsh Lane, Hayle TR27 5LX	7/3/16 – extension req'd 16/2/16	Phil Brookes No objections	No objection – 18/3/16		Approved 5/4/16	



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PA16/01208	16/2/16 online	Mrs G Robbins	Proposed rear first floor extension with rear facing Juliet balcony 14A Ventonleague Row Ventonleague Hayle Cornwall TR27 4EJ	7/3/16 – extension req'd 16/2/16 and approved	Chris Williams The extension will be relatively concealed in the context of the surrounding Conservation Area and WHS, and is considered to be of no harm beyond that of numerous first floor additions apparent in the locality. partially visible when approaching from the east along the highway fronting the site, it is apparent that there is an extant permission for two dwellings to be constructed between numbers 12 and 14 Ventonleague Row that will further mitigate the limited impact of the proposed extension. Preserves character and appearance of Conservation Area and the Outstanding Universal Value of the WHS. Due to the relatively modest extent of the proposed extension together with its location relative to surrounding properties and the numerous upper floor windows apparent in the vicinity, the proposed works are not considered to raise any significant issues of concern beyond that existing by way of overbearing, overlooking, or loss of light.	No objection 18/3/16		Approved 23/3/16	



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PA16/01322	23/2/16 online	Mr And Mrs C Adams	Proposed rear first floor extension, loft conversion and balcony Barberton Cottages, Lethlean Towans, Phillack TR27 5AP	14/3/16 – extension req'd 23/2/16	Sara De Barros	Objection on grounds of overlooking of neighbour. 18/3/16		Approved 6/4/16	
PA16/01526	24/2/16 online	Mr Gareth Critchley	Rear extension/annex for elderly relative 9 Hayle Terrace, Hayle TR27 4BU	15/3/16 – extension req'd 24/2/16 and approved	Kirsty Smith The site consists of a two storey semi-detached dwelling. The proposal seeks to create a linked single storey annex to the side of the dwelling adapting the pram room into a wet room. The unit is for an elderly relative. It is considered that, by virtue of its form, design and finishes of granite walls, cement fibre roof tiles and timber painted double glazed sash windows matching the development will preserve and enhance the character of the existing dwelling, and will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with policy 24 (Historic environment) Cornwall Local Plan Strategic Policies 2010 -	No objection 18/3/16		Approved 29/3/16	



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					<p>2030 Pre-submission document March 2014, paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012, and the duty imposed under S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>It is considered that the development having granite walls, cement fibre roof tiles and double glazed timber sash windows matching the property will preserve the character of the WHS, and the development thereby accords with paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012 and Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2005-2010: Policies P3 and C7</p> <p>Due to the proposed single storey scale of the extension, it's siting in relation/distance to other properties, its design, and the existing level of screening to the dwelling, there would be no significant detrimental</p>				
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					<p>impact on the residential amenities of the occupiers of neighboring properties through overshadowing overlooking, or loss of light.</p> <p>The property is located in flood zones 2 and 3 a flood risk assessment is received and details of the control of flooding using a Copperhouse Pool as a flood catchment for rivers, streams and land drains in the area.</p> <p>The Cornish Mining World Heritage Site Office have reviewed the submitted information. They do not consider the proposed development will impact on the Outstanding Universal Value of the World Heritage Site given the scale and context of the development.</p>				
PA16/01219	24/2/16 online	Mr Keith Deer	Loft conversion with dormer windows to existing flat over shop. Replacement of windows in a conservation area	15/3/16 – extension req'd 24/2/16 and approved	Chris Williams Yet to assess.	HTC objects on the grounds that uPVC windows are unsuitable in a Conservation Area. 18/3/16			



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			71A Fore Street, Copperhouse, Hayle TR27 4DX						
PA16/01664	24/2/16 online	Mr Tom Viner	Proposed single storey extension over garage and conversion of garage into living space 1 Forth-An-Tre, Phillack TR27 4QQ	16/3/16 – extension req'd 24/2/16 and approved	Chris Williams Yet to assess.	No objection 18/3/16			
PA16/01455 and Listed Building Consent PA16/01456	1/3/16 online	Mr P Yates	Proposed Demolition Of Existing Out Building (Stores). Proposed Single storey 2 Bedroom Dwelling, With Associated Parking & External Works (and Listed Building Consent for the above) Land ENE Of 22 Millpond Avenue Hayle Cornwall	19/3/16	Phil Brookes No objection in-principle but awaiting comments of Conservation Officer.	No objection (to both) 18/3/16			

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PA16/01983	4/3/16 online	Mr And Mrs Friday	Extensions and alterations to bungalow 7 Boskennel Drive Hayle Cornwall TR27 4QX	25/3/16	Sara De Barros	No objection 18/3/16		Approved 25/4/16	
PA16/01509	9/3/16	Mr Paul Golds	Extension to first floor rooms at rear to provide seating areas Penellen Hotel, 64 Riviere Towans, Phillack	25/3/16	Adam Carlyon	HTC objects on the grounds of loss of amenity/light for the neighbour, unneighbourliness and the overbearing nature of the proposal, the scale of which is out of keeping with the area. 18/3/16			
PA16/01169	9/3/16 online	Mr Ben Trenchard	Construction of 2 storey dwelling and attached garage to replace previous approval PA14/12226 17A Back Lane Angarrack Hayle Cornwall TR27 5JE	30/3/16	Steve Diment	No objection 18/3/16		Approved 25/4/16	